

SM 0047-06
SUB

Meinhardts Choice
06-11000004

MSA.S. 1829-5965

1/20/06 JLE
Comments

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

January 20, 2006

Ms. Sue Veith
Department of Planning and Zoning
23150 Leonard Hall Drive
Leonardtown, Maryland 20650

RE: Meinhardt's Choice Subdivision
#06-110-0004

Dear Ms. Veith: *Sue:*

I have reviewed the proposal to create Lot 1 from Parcel 180 and part of Parcel 44. The total site is 102.102 acres; total acreage in the Critical Area is not provided. Lot 1 will be 20 acres and entirely in the RCA. I have the following comments.

1. General Note #12 indicates this subdivision is proposed as an intrafamily transfer. It is not clear how many acres are in the Critical Area and whether this parcel qualifies under the intrafamily provisions. In addition, no information is provided as to whether there are any existing dwellings in the RCA. If this parcel qualifies, a note must be provided on the plat stating that it is an intrafamily transfer, providing the name of the recipient, and referencing the provisions in the Natural Resources Article, 8-1808.2.
2. The Buffer has not been properly expanded in the area of nontidal wetlands and steep slopes along the northern property boundaries.
3. A letter from the Department of Natural Resources Heritage Division must be obtained, verifying that there are no impacts to any rare, threatened, or endangered species, before final approvals are granted.
4. Although no development is proposed at this time, we recommend that when development occurs the applicant place all structures in the clearing adjacent to the gravel drive outside the Buffer to minimize tree clearing.

Thank you for the opportunity to review this subdivision. Please call me if you have any questions.

Sincerely,

Regina A. Esslinger
Regina A. Esslinger, Chief
Project Evaluation Division

cc: SM47-06

VICINITY MAP
Scale: 1"=2000'

DEPT. OF LAND USE & GROWTH MANAGEMENT

Date _____

Director _____

P.C. Chairman _____

HEALTH DEPARTMENT

Date _____

Health Officer _____

Dir. Env. Hyg. _____

Sanitarian _____

- GENERAL NOTES**
- The property shown on Tax Map 62, Blocks 22, Parcel 180 & P/O 44.
 - Total site area 102.102 Acres.
 - The property shown is zoned RPD (RCA overlay, part).
 - Building Restriction Lines shall be Front 25', Side 15', and Rear 20' BRL's are mapped in accordance with the St. Mary's County Comprehensive Zoning Ordinance 02-01, Chapter 32.3.2 and schedule 32.1 for zone RPD and shall be applied from the more restrictive of the lot lines or from sensitive areas mapped per Chapter 71.
 - These lots shall be served by an individual well and septic system.
 - Deep wells shall be drilled to an approved confined aquifer.
 - This Health Department approval certifies that the above Lot is in consonance with pertinent Health Department laws and regulations. Changes in topography or site designation may void this approval. The designated perc. area is the only area approved by the St. Mary's County Health Department for sewerage disposal purposes. The lot includes an area of at least 10,000 square feet for sewerage disposal purposes as required by current Maryland State Health Department laws. Improvements of any nature, including, but not limited to the installation of other utility lines in this area, which may render the lot undevelopable. To determine the exact area of the lot approved for sewerage disposal purposes or to establish a different area for such purposes, you should contact the St. Mary's County Health Department, Office of Environmental Health.
 - "Minimum Ownership Statement" - These lots contain an area of at least 20,000 square feet which does not include any rights-of-ways, 50 year flood plains or grades of 25% or greater.
 - This subdivision is in compliance with the St. Mary's County Comprehensive Water and Sewer Plan.
 - There shall be a 10 foot utility easement along each lot line. These easements are to include use by the St. Mary's County Metropolitan Commission, its successors and assigns, for construction, installation, maintenance, repair, inspection and operation of any future public water and sewer facilities, should such facilities ever be installed.
 - Areas established for resource protection on the site, in accordance with required protection levels, must remain in undisturbed open space and undeveloped.
 - Lot 1 shown hereon will be transferred to an immediate family member as defined in Section 6, Part A of the County Commissioners Ordinance #2000-18 as amended and represents the 1st of the maximum aggregate of three (3) lots entitled to an impact fee exemption in accordance with Section 5, Part H of said ordinance.
 - The existing 50' Private Right-Of-Way for lanes as defined in the St. Mary's County zoning ordinance are private and shall not be maintained by the County, nor shall such lanes be considered for acceptance into the County Highway Maintenance System until such are improved to the appropriate County Road Standard at the individual lot owners expense.
 - CAUTION: "The existing 50' Private Right-Of-Way shown hereon do not necessarily provide vehicular access from this lot to a county or state road at this time. Road and utility construction and maintenance are the responsibility of the buyer of this lot unless otherwise provided herein".
 - There shall be 3 lots & 1 farmstead served by the existing 50' and 20' Private Rights-Of-Ways shown hereon.
 - Lots 500-1, Lot 1, Lot 2 of St. Georges Point and Farmstead Lot 1 shall be accessed by the existing 50' and 20' Private Rights-Of-Ways as shown on this plat. The above lots are to be served by an existing R-20 multiple driveway entrance as per the St. Mary's County Road Ordinance. The developer shall be responsible for the installation/bonding of the entrance prior to the recording of this plat.
 - This plat was prepared without benefit of Title Report which may show additional conveyances, easements, covenants, rights-of-ways or more stringent building restriction lines not shown hereon.
 - There are soils with structural limitations.
 - There are no critical habitats or historic sites present on these lots.
 - There are floodplains, tidal or non-tidal wetlands existing on this property. The site appears to be located in Flood Hazard Zone "X" as delineated on the Federal Emergency Management Map panel #24037C0337E.
 - The U.S. Department of the Interior, FWS, 1990 National Wetlands Inventory, St. Mary's City, MD. Map indicates there are wetlands on the property as shown.
 - The soils series configurations shown hereon were taken from the U.S. Department of Agriculture, S.C.S. 1978, Soils Survey of the St. Mary's County, MD. Sheet 31.
 - Total number of lots is 1.
 - Premises address is shown thus ☐.
 - Proposed land use - Residential.
 - Lot size: Max. 20.0 ac. - Min. 20.0 ac. - Average 20.0 ac.
 - No further subdivision is planned at this time.

- CRITICAL AREA NOTES (Water Front Lots)**
- Approximately 20,000 acres of this site lie within Maryland's Critical Area. Any and all development activities proposed within this area are subject to Critical Area regulations and will not be permitted until all appropriate local, state and federal agencies have conducted a thorough environmental review and have approved the development plan.
 - The Critical Area Buffer must remain in natural vegetation and may not be disturbed except as provided under Chapter 71, Section 8 (Habitat Protection Standards) of the St. Mary's County Comprehensive Zoning Ordinance (02-01, as Amended).
 - No development is permitted in wetlands without approval from the appropriate local State and Federal agencies. This site has not been field evaluated for tidal or non-tidal wetlands.
 - All existing forest shown hereon shall remain undisturbed except as permitted under the provisions of Chapter 72 (Forest and Woodland Resources, in the Critical Area) of the St. Mary's County Comprehensive Zoning Ordinance. Any and all afforested or reforested areas created under the provisions of the St. Mary's County Critical Area Ordinance and designated on this plat shall be preserved from future disturbance.
 - This Subdivision has been prepared in accordance with deeds and plats of record and the recording thereof does not assure title to any portion or portions of said property which may lie beyond the natural mean high water mark or tidal wetlands. In accordance with the state Critical Area laws of density rights, and furthermore, a 100 foot buffer as shown shall be maintained from said mean high water or adjacent tidal wetlands since the riparian rights to the same are subject to the regulatory powers of the State and Federal Governments.
 - Existing impervious surfaces within 100' Critical Area Buffer-----0 sf
 - Slopes greater than 15%-----3.24 ac
 - Existing trees / tree line-----14.68 ac
 - Existing impervious surfaces and cultural features-----12,750 sf
 - Locations of natural heritage areas, habitats of threatened or endangered species and habitats of significant plants or wildlife are identified on this plat in accordance with Section 71.8 of the St. Mary's County Area Ordinance
 - Areas of vegetative clearing-----0 sf
 - Proposed soil disturbance-----0 sf
 - Proposed impervious surface-----0 sf
 - Required reforestation-----0 trees
 - Required afforestation-----0 trees

SURVEYORS CERTIFICATE

I hereby certify to the best of my knowledge, information and belief that the plat shown hereon is correct (subject to a title search) and conforms to the specifications, that this is a Farmstead Subdivision of all of the property conveyed unto Walter M. Meinhardt, Sr., Trustee of the Walter M. Meinhardt, Sr., Revocable Living Trust, by deed dated June 15, 2001 and part of the property conveyed unto Walter M. Meinhardt, Sr., Trustee of the Walter M. Meinhardt, Sr., Revocable Living Trust by deed dated June 15, 2001 and recorded respectively among the Land Records of St. Mary's County, Maryland in Libers EWA 1755 at Folio 651 and EWA 1755 at Folio 657.

The requirements of section 3-108 of the Annotated Code of Maryland (Real Property Article) as far as it concerns the making of the plan and setting of markers required therein have been complied with to the best of my knowledge, information and belief.

Date _____ Robert E. Trautman
Professional Land Surveyor # 10586

OWNERS DEDICATION

We, the undersigned, owners of the property shown hereon and described in the Surveyor's Certificate affixed hereto, hereby adopt this Minor Subdivision upon its approval by all required agencies. There are no suits or actions at law, leases, liens, mortgages or deeds of trusts affecting this Minor Subdivision except as noted or shown hereon. All parties in interest thereto have affixed their signatures indicating their assent to this plan.

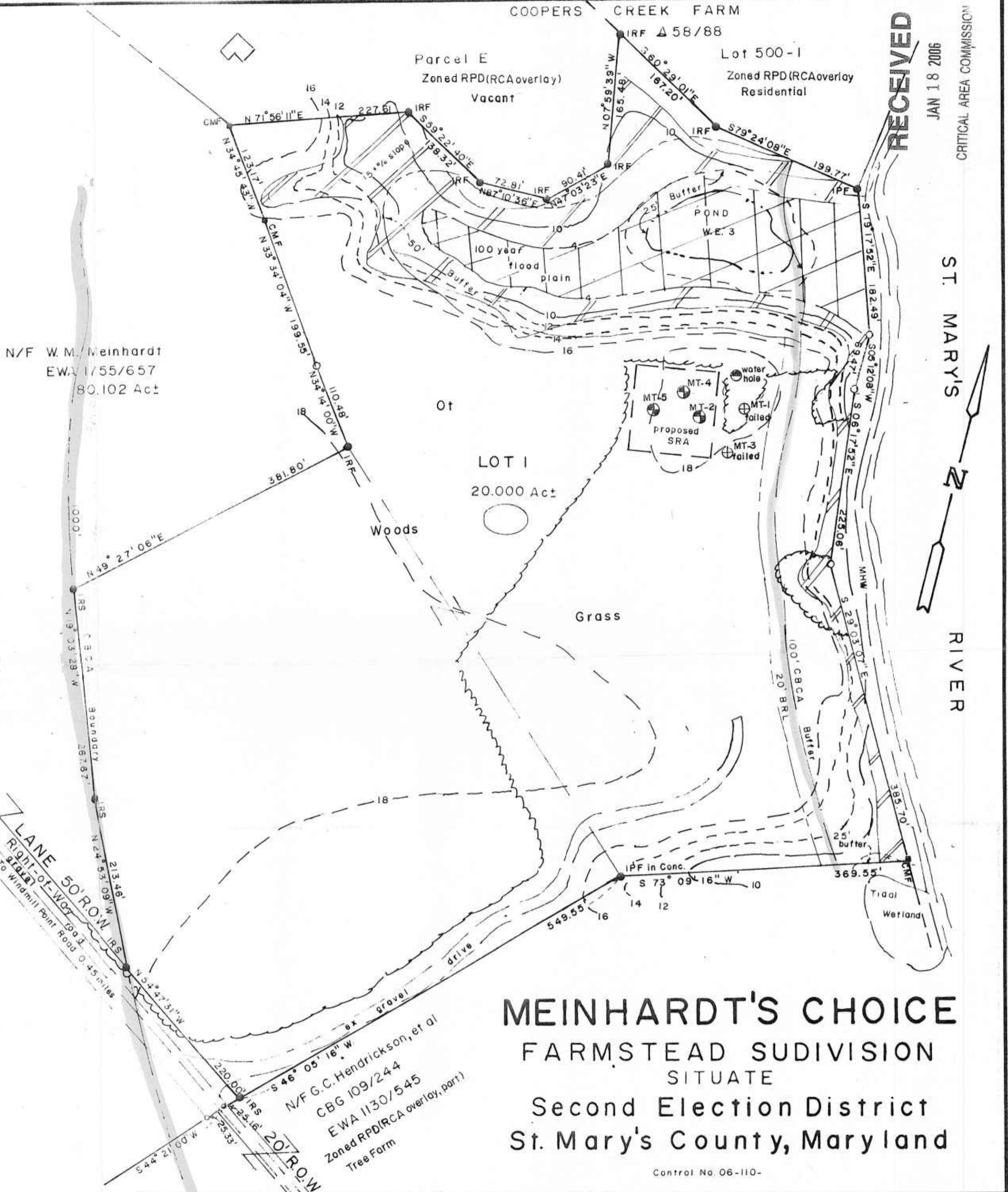
We further establish the minimum building restriction lines as required by the zoning ordinance of St. Mary's County and dedicate the streets, walkways, easements, rights-of-ways and other improvements, where applicable, to public use.

The requirements of section 3-108 of the Annotated Code of Maryland (Real Property Article) as far as it concerns the making of the plan and setting of markers required therein have been complied with to the best of our knowledge, information and belief.

I hereby grant unto the St. Mary's County Metropolitan Commission, its successors and assigns, a right of ingress and egress over, and a perpetual easement in, the 10 foot easement (along all lot lines), as well as others that may be shown herein, for construction, installation, maintenance, repair, inspection and operation of any future public water and sewer facilities should such ever be installed.

Date _____ Walter M. Meinhardt, Sr.

Date _____ Mortgagee



MEINHARDT'S CHOICE FARMSTEAD SUDIVISION SITUATE Second Election District St. Mary's County, Maryland

<p>Scale: 1"=100' Date: 12-9-05</p>	
<p>ROBERT E. TRAUTMAN Professional Land Surveyor 45248 Abell Drive California, Maryland 20619 (301) 862-1457</p>	
<p>Job No: 204-006</p>	<p>Sheet No: 1 of 1</p>